

# City of Gresham

## Top 10 Code Violations

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### Top 10 Code Violations Reported by Citizens on Contractors

*Code Enforcement works closely with contractors to provide accurate information on codes , which affect their normal construction projects.*

**Noise issues:** Gresham Revised Code 7.20.40 prohibits noise that exceeds 60 dBA or is plainly audible more than 100 feet from the source at anytime during 7 a.m. and 10 p.m. the same day. This is lowered to 50 dBA and 50 feet between the hours of 10 p.m. and 7 a.m. the following day.

**Start and stop times:** Based on the GRC Noise codes above, the basic guideline is to start actual work no earlier than 7 a.m. and complete work by 10 p.m. every day of the week. Employee staging and equipment storage is permitted 1/2 hour before and 1/2 hour after work times listed. **Variances** may be granted by the Manager in certain circumstances such as completing project started during normal shift that by quitting may cause issues with final completed project.

**Construction traffic and speed:** All City of Gresham street are regulated and posted for speed under the Oregon Traffic Codes. Posted speed enforcement it is up to the Construction Supervisor to advise and maintain that all construction traffic under the project abides by the posted speed limits on all streets.

**Mud on the street:** The City of Gresham has state and federal requirements that must be met on stormwater run-off. With the development of a wash-down system for the vehicles leaving the property, we can reduce the probability of any fines that could occur to both the contractor and the City. For further information on these requirement contact the City's Department of Environmental Services at 503-618-2628, Ken Koblitiz, Construction Supervisor.

**Environmental curtains:** Environmental curtains are required at many construction site to prevent all types of environmental damages. These include but are not limited to property-to-property damages, stream protection, hillside constraints, and tree drip-line protection for those trees that are either on neighboring properties or those that will be left as part of final project. For further information on these requirement contact the City's Department of Environmental Services at 503-618-2628, Ken Koblitiz, Construction Supervisor.

**Construction parking:** The Unlawful Parking Codes are very specific under GRC 8.25.010 about the parking of trailers, personal property, and vehicles that exceed 10,000 GVW on the public right-of-ways, in some cases the citations can be as much as \$100 a day. Code Enforcement suggests that at all construction sites, as soon as feasible, parking should be moved to the construction site and off the public right-of-way.

**Starting to clear property without final authorization:** Any and all site grading, tree removal, structural removal, structural construction, staging of equipment (other then required for initial site surveying) is not allowed until all planning requirements and permits requirements have been met by the contractor. Specific exceptions due to weather issues or specific site requirements of the City's Planning Division are allowed if in writing for tracking purposes and verification of exception.

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**Lights from the construction site:** Security directional lighting is reported to code enforcement when the night-time hours begin to get longer. Most of the complaints are that the light shines into the bedroom areas of the neighboring house and causes the citizen sleeping problems. A couple solutions are to redirect the lighting so that it does not shine onto neighboring property and, on the big development project, the installation of street lighting as quick as possible also takes care of the complaints.

**Piles of construction debris and blowing items:** It has been common practice at all construction sites for simplicity and ease to pile construction debris at curb-side in the front of the property under construction. This has pros and cons. It serves the contractor well for disposal, but it causes major concerns for the neighborhood surrounding the development site. The debris piles become play areas for the kids in the area and when not properly

secured some items are blown throughout the neighborhood onto other properties. When a child is injured it becomes a civil court issue and if the debris blow onto neighboring property it is considered illegal dumping and under the GRC 7.27.040 may result in a fine of \$500-\$999 each day for the violations, each violation a separate incident.

**After hours construction:** When it requires the contractor to continue construction between the hours of 10 p.m. and 7 a.m. the following day, a variance is required when in residential areas. Interior construction that does not use outside noise producing machinery is acceptable, but lights may become a issues as describe above. If a patrol officer responds to the site on numerous occasion he has the right to ask that the construction stop until further review can determine if the project can remain in compliance then the project may be able to continue working once again in the night-time hours.

Thank you for your support,

*Jody Sandstrom*

Code Enforcement Division Manager

